

19.0 APPENDIX

Chapter 19 *Appendix* of the **Sedona Community Plan** is presented in the following sections:

- 19.1 Growth Committee Report (February 1998)**
- 19.2 Public Participation Procedures**
- 19.3 Regional Resolution and Memo of Understanding**
- 19.4 Regional Open Space Issues and Challenges Report and Map**
- 19.5 Resolution of Shuttle Transit**
- 19.6 Housing Study (June 2002)**

19.1 GROWTH COMMITTEE REPORT (FEBRUARY 1998)



Managing Sedona's Growth

***Growth Management** is the process of balancing protection of natural resources with orderly growth to enhance our quality of life.*



Priority Recommendations

by

Advisory Committee on Growth

February, 1998

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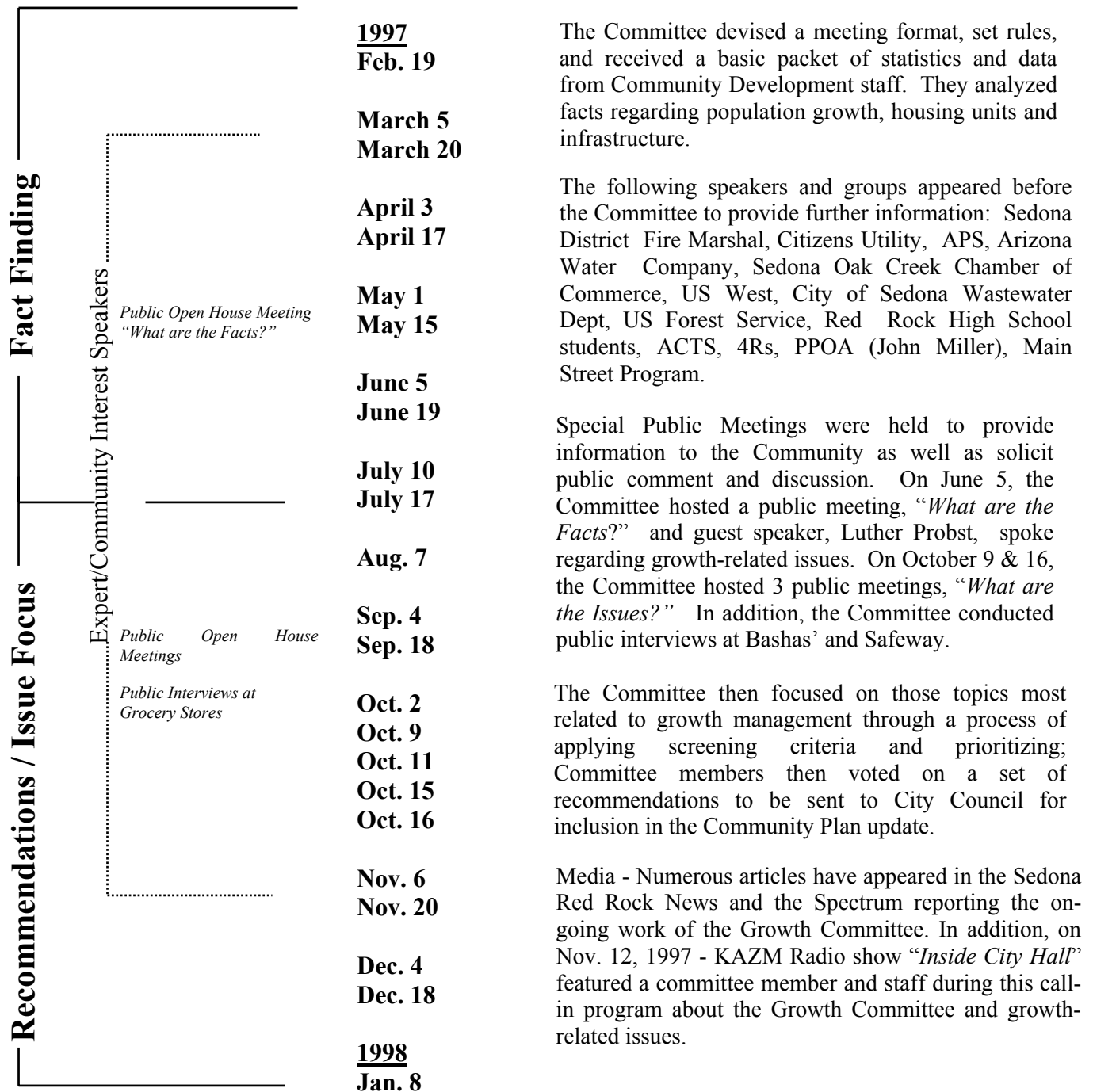
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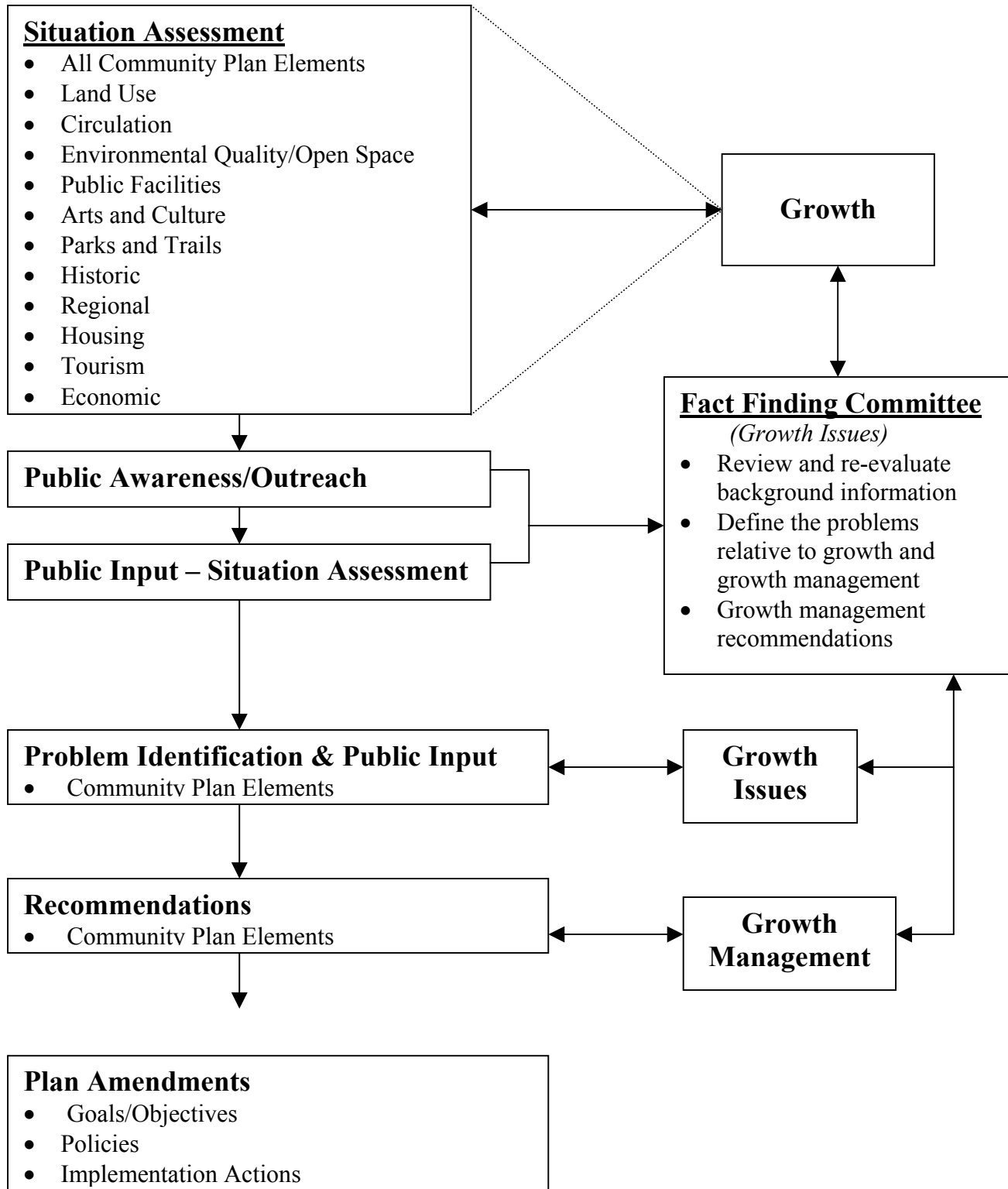
COMMITTEE TIMELINE & ACCOMPLISHMENTS



All meetings were noticed and open to the public.

COMMUNITY PLAN UPDATE

Process to Address Community Growth Issues



Sedona's Advisory Committee on Growth presents:

GROWTH ISSUES IN SEDONA

A significant number of Sedona citizens believe that growth is a critical issue facing the community. How has Sedona been impacted by growth, how does the community currently manage its growth and what should we do differently to manage growth in the future?

The following reflects some of the preliminary issues and problems thus far identified by the Committee.

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COMMUNITY CHARACTER

In addition to other, more tangible problems, the growth of the permanent and transient population is changing the small, home-town atmosphere of Sedona. On any given day, the number of visitors staying or passing through may equal the resident population. Grocery stores and other places that were once locally-oriented and populated with familiar faces are becoming less intimate and filled with strangers. Although the pace of residential growth has been relatively steady over the past 20 years, the sheer numbers of residents and visitors, the highly visible new commercial development in areas that once seemed open and lightly occupied, and the increased traffic congestion all contribute to the sense of loss of our small town character.

DEVELOPMENT PATTERNS

While Sedona's development review process has provided improvements in appearance for commercial projects and subdivisions, the current commercial zoning categories provide little regulation regarding the location and quantity of many land uses. The recent increase in commercial development is changing our city's character and the "Anywhere, USA" ideas that come with strip commercial zoning are depriving Sedona of the quality development it should have. As Sedona has grown until now, the inherited commercial strip zoning has left it with no definable "core" and little "sense of arrival" particularly from the south and west directions. The potential for greater densities (lot coverage and floor area) on lightly developed commercial properties will increase as re-development becomes a more attractive option when vacant commercial land becomes scarce.

ENVIRONMENT

Continued growth can potentially impact the environment in several ways. Increasing automobile traffic will contribute to the pollution of the air and will continue to raise noise levels in the community. The increase in both the visitor and resident population will also contribute to air and noise pollution through the addition of wood stoves, fireplaces and aircraft. Visual impacts of growth include alterations to topography and vegetation, littering, and decreased nighttime visibility of our clear starry skies. Accessibility to public lands by greater numbers of people, may have additional impacts on nearby archeological sites and natural habitat. In addition, the area aquifer has not been extensively evaluated and impacts to water supply and quality are a potential result of the continued growth.

FUNDING

Where do we find the funding for capital improvements such as street upgrading, parks, crosswalks, utility undergrounding and other such improvements? In the past, the City has relied primarily on sales tax support. As growth continues, capital improvement needs will also increase. Placing too much emphasis on one source of funding will hinder the City's ability to pay for needed improvements.

INTERGOVERNMENTAL RELATIONSHIPS

Due to the lack of a mutually supported, intergovernmental, regional growth plan, some goals of our community plan such as maintaining surrounding open space and environmental quality are being threatened. Our leadership in environmentally sensitive development and restrictions on zoning will continue to perpetuate lower quality development opportunities outside our city boundaries. This may ultimately lead to an overall degradation of the quality of the region.

TOURISM

The steadily increasing numbers of tourists have contributed to a perception that the needs of the community's residents are no longer as important as the needs of its visitors. Customer service is not the same as it once was, as many commercial establishments are dealing with greater numbers of people. As more of the existing commercial areas are developed with lodging uses without including provisions for commercial uses, there may be less commercial land remaining to serve the needs of the growing residential population. Aesthetically, lodging facilities are generally larger, more massive and have greater height than typical general commercial buildings or complexes. Without adequate enabling legislation, or development agreements, the City cannot collect bed taxes or rental sales tax on timeshares (unless re-rented). In addition, traffic impacts from increased visitor traffic are creating safety issues for our visitors, particularly in Uptown.

TRAFFIC

Generally associated with population growth, traffic volumes are increasing with negative impacts on public safety and convenience for residents. This is especially noticeable in Sedona, where visitor traffic is a significant element of the total traffic volume. The lack of sufficient bicycle and pedestrian pathways and other improvements that provide alternatives to vehicle travel will result in a greater chance for problematic encounters as growth continues.

UTILITIES

As we approach the 21st century, the provision of consistent, uninterrupted utility service is not a luxury, but a matter of basic health and safety. Services, particularly in older areas, are not always available or dependable. There is no long-term water supply plan in place. The community is dependent upon private utilities, including water, to keep up with growth and to ensure adequate storage and delivery systems. Although the City of Sedona is in the process of upgrading its wastewater treatment facilities to ensure that adequate capacity and disposal will be provided, the priority for the construction of future sewer phases may be affected by future changes in uses and increased density within the current priority areas.

KEY RECOMMENDATIONS

Prohibit any overall increase of density. Limit future growth citywide to the total number of housing units and commercial acres permitted by current zoning. Plan for a community that makes use of its current land base and overall zoning density. Changes in zoning patterns on specific properties should require that other substantial community benefits be provided in proportion to the requested change, or result in an equivalent decrease in density or commercial acres elsewhere. To allow for this, the City should implement a procedure for transfer of development rights.

Work with both Counties, Verde Valley communities and the US Forest Service to establish a regional plan. Recognizing that growth does not stop at the City limits, this effort should be considered as a critical step in addressing area growth and development. Considerations include:

- Interjurisdictional review of development proposals that have regional implications.
- Adoption of similar land use objectives and architectural and development standards.
- Assurance of good communication and cooperation.
- Assurance that services and support from the counties are commensurate with city tax revenues.
- Prevention of urban sprawl including evaluation of urban limit boundaries and open space needs.
- Mitigation of regional traffic impacts.

Support the construction of connector routes to reduce traffic congestion. These include:

- Off-highway inter-neighborhood connections as multiple indirect routes to diffuse traffic, rather than high speed collectors. Support acquisition of vacant property for right-of-way.
- The Ranger Road extension as an alternative to the SR89A/SR179 intersection.
- Alternative street connections between commercial uses.

Adopt the West Sedona Commercial Corridor Study recommendations which do not conflict with other accepted or adopted policies and recommendations, or with the Sedona Community Plan. Included in these recommendations are the commercial nodes concept, provisions for mixed uses, the reservation of land adjacent to SR89A for less intensive non-commercial uses (e.g. parks or other community-oriented uses), and transitional use areas which will provide commercial/residential buffers, and less intensive uses on the highway corridor.

Form Special Improvement Districts to provide specific, needed improvements such as utility undergrounding, storm drainage improvements, and parking.

Evaluate and support a tourism management program as a means to help educate visitors. Sedona is essentially a “museum without walls” and provides opportunities to learn about the natural environment and the area’s prehistoric, historic, and current cultural heritage and archeological sites. Information and education can emphasize the essential message of respect for the land and environment.

Initiate a proactive planning policy. List the land use needs for buildout under current zoning. Identify desired locations for specific land uses.

Adopt an ordinance restricting wood-burning stoves and fireplaces in existing and new homes. Establish a permitting process to allot permits based on a fixed total number allowed for the City.

Encourage the US Forest Service to acquire the ‘Red Cliffs’ parcels through means other than land exchange within the area, or support an even-density exchange if a Sedona-area land exchange becomes necessary. Explore all methods to secure the numerous private parcels in the Red Cliffs area or acquire their development rights. Should that not be possible and it becomes necessary to exchange these lands for other Forest lands within the area, future development rights should be limited to those currently allowed.

Support the construction of a bridge at Red Rock Crossing to facilitate an alternate route between SR89A and SR179 for the most cost effective solution with the least impact by utilizing the existing road corridor.

Strengthen the City's design and development standards.

The Design Review Manual should:

- Adopt more regulatory provisions rather than guidelines.
- Provide for more diversity in design. Too much of one architectural style can be detrimental.
- Prevent a franchise appearance of commercial buildings and signs to create a unique and characteristic quality Sedona look.
- Re-evaluate standards for color, lighting and building sizes in new and revision of existing development.

Support the development of “Community Character Districts” for both commercial and residential areas. Support the preservation of historic character and encourage community oriented uses such as the Jordan Historical Park which create a sense of community rather than a “tourist zone.”

Pedestrian, streetscape, roadway and other improvements in Uptown facilitated through the Sedona Main Street program, will contribute to a sense of “quality” more attractive to both residents and visitors.

Similar improvements and potential re-development in the west Sedona commercial corridor, as recommended in the West Sedona Commercial Corridor study, will also enhance the character of this area. Distinctive identity features of residential neighborhoods and methods to enhance and preserve neighborhood identity should be evaluated and pursued.

Create a comprehensive streetscape program to reduce visual impacts of the built environment and encourage unified landscaping themes along the highway corridors.

Foster social and interest events other than official meetings to bring people together. Examples include:

- Sponsor a “Community Day”.
- Publicly recognize people for good deeds through awards.
- Encourage neighborhood block parties.
- Foster civic pride groups (e.g. KSB's *Litter Lifters*, and Clean and Green)
- Sponsor “Residents Uptown Day”.

Prohibit new gated subdivisions or conversions of existing subdivisions *(NOTE: A committee minority, in a vote of three to six, was opposed to prohibiting future gated subdivisions.)*

**Indicates one of the committee's key recommendation.*

***Prohibit any overall increase of density.** Limit future growth citywide to the total number of housing units and commercial acres permitted by current zoning. Plan for a community that makes use of its current land base and overall zoning density. Changes in zoning patterns on specific properties should require that other substantial community benefits be provided in proportion to the requested change, or result in an equivalent decrease in density or commercial acres elsewhere. To allow for this, the City should implement a procedure for transfer of development rights.

***Adopt the West Sedona Commercial Corridor Study** recommendations which do not conflict with other accepted or adopted policies and recommendations, or with the Sedona Community Plan. Included in these recommendations are the commercial nodes concept, provisions for mixed uses, the reservation of land adjacent to SR89A for less intensive non-commercial uses (e.g. parks or other community-oriented uses), and transitional use areas which will provide commercial/residential buffers, and less intensive uses on the highway corridor.

***Initiate a proactive planning policy.** List the land use needs for buildout under current zoning. Identify desired locations for specific land uses.

Improve the balance of residents' needs with considerations for visitors by providing more uses that meet the needs of residents, particularly in Uptown. Select parcels throughout the community and designate as "signature" properties for more community-oriented uses.

Adopt overlay districts or zones to provide for mixed commercial/residential uses. These should include implementation of Neighborhood Commercial zoning, and provision for residential use within commercial zones, in a manner consistent with neighborhood lifestyles and land uses.

Adopt Transitional Zones to buffer residential uses from commercial or to provide for better development control over uses adjacent to the highway corridor. Establish criteria based on specific area needs and ensure that community benefits (e.g. commercial access connections, preservation of open space) offset the impacts. Transitional uses may include offices, multi-family residential, bed-and-breakfasts, artist workshops, and others that meet established criteria.

Create re-development incentives and develop overlay districts to provide for less intensive alternative uses between commercial nodes, and to concentrate commercial development within commercial nodes. Foster upgrading of old structures to current standards, consistent with preservation of historic character where applicable. Encourage public-private partnerships for re-development.

Create locational criteria for lodging uses as a guideline for application of the "Lodging District" and to clarify locations appropriate for bed-and-breakfast uses.

Acquire land along the highway corridors for parks and open space, to break up the commercial strip appearance.

Limit Community Plan amendments to annual or semi-annual consideration. Recognize that zoning is a means of implementing the Community Plan. Discontinue making changes to the Community Plan map wherever a re-zoning is being considered.

Prepare a specific plan for SR179 corridor to guide future development and traffic circulation improvements.

Amend parking standards to include provisions for ghost parking areas in commercial development, to reserve landscaped areas for future parking only if needed and reduce the amount of paved parking lots.

Consider alternatives to asphalt for parking lot paving where suitable.

**Indicates one of the committee's key recommendation.*

***Adopt an ordinance restricting wood-burning stoves and fireplaces** in existing and new homes. Establish a permitting process to allot permits based on a fixed total number allowed for the City.

Regulate visible air pollutants emissions from businesses.

Encourage the US Forest Service to substitute chipping for prescribed burns where feasible to reduce visible air pollution and promote better forest health.

Adopt an ordinance to require Stage Two Recovery for gasoline fumes at service stations. This is currently required by federal law and supported by the Sedona Fire District, but implementation and enforcement would be enhanced with such a municipal ordinance.

Discourage the lowering of highway speed limits, and support other methods to enhance safety and reduce traffic congestion. Lowering speed limits will be a contributing factor in increased air pollution.

Create a critical ecological habitat map and inventory to be used as a planning tool.

Establish an Airport Authority liaison to address aircraft noise and air traffic issues.

Protect dark skies by extending lighting regulations to prohibit off-site glare from *any* source.

Strengthen and enforce littering and covered load regulations.

**Indicates one of the committee's key recommendation.*

***Form Special Improvement Districts** to provide specific, needed improvements such as utility undergrounding, storm drainage improvements, and parking.

Develop and implement impact fees as a means to help pay for needed capital projects.

Create public/private partnerships (“shaping capital”) and support on-going development agreements to provide needed community services and improvements (e.g. shuttle transit, pedestrian improvements).

Engage the services of a grant writer for the City on either a volunteer basis or for a fee reimbursed by grant-generated revenue.

Raise sewer connection fees to cover actual costs including future sewer phases. Raise monthly sewer fees to cover operating and maintenance costs if necessary.

Create a “Sedona Foundation” for people who wish to donate money to the community.

The following funding tax options should be explored as a means to fund City needs:

- Establish a property tax to accomplish a specific improvement (e.g. acquisition of open space lands) over a specific time period.
- Liquor tax.
- Real estate transaction tax.
- Bed tax.
- Sales tax.

**Indicates one of the committee’s key recommendation.*

(NOTE: The committee considers regional cooperation as most vital to assure a quality future for the entire area. Every effort should be expended by all concerned.)

***Work with both Counties, Verde Valley communities and the US Forest Service to establish a regional plan.** Recognizing that growth does not stop at the City limits, this effort should be considered as a critical step in addressing area growth and development. Considerations include:

- Interjurisdictional review of development proposals that have regional implications.
- Adoption of similar land use objectives and architectural and development standards.
- Assurance of good communication and cooperation.
- Assurance that services and support from the counties are commensurate with city tax revenues.
- Prevention of urban sprawl including evaluation of urban limit boundaries and open space needs.
- Mitigation of regional traffic impacts

***Encourage the US Forest Service to acquire “Red Cliffs” parcels through means other than land exchange within the area,** or support an even-density exchange if a Sedona-area land exchange becomes necessary. Explore all methods to secure the numerous private parcels in the Red Cliffs area or acquire their development rights. Should that not be possible and it becomes necessary to exchange these lands for other Forest lands within the area, future development rights should be limited to those currently allowed.

Work with the US Forest Service to improve communication and cooperation to:

- Establish common goals.
- Prohibit land exchanges within or adjoining the City except for public/semi-public uses or infrastructure.
- Identify uses and development standards appropriate for private lands in the urban interface with the National Forest.
- Actively encourage visitors and residents to minimize impacts on Forest lands and habitat.
- Develop a comprehensive open space planning, acquisition and management program.
- Discuss and identify potential locations for water storage facilities and the means to implement.

Work with ADOT to gain more influence over highway improvements. Endorse the concept of “urban boulevard” or “main street,” including appropriate standards for a small community rather than a traditional highway.

**Indicates one of the committee’s key recommendation.*

NOTE: Many of the solutions for tourism-related issues tend to fall also under other categories. Those presented here address the tourism/business category specifically and are not found elsewhere.

***Evaluate and support a tourism management program** as a means to help educate visitors. Sedona is essentially a “museum without walls” and provides opportunities to learn about the natural environment and the area’s prehistoric, historic, and current cultural heritage and archeological sites. Information and education can emphasize the essential message of respect for the land and environment.

Support continuing education for residents and retail employees to increase awareness of the importance of providing positive interactions and quality service.

**Indicates one of the committee’s key recommendation.*

***Support the construction of connector routes to reduce traffic congestion.**

These include:

- Off-highway inter-neighborhood connections as multiple indirect routes to diffuse traffic, rather than high speed collectors. Support acquisition of vacant property for right-of-way.
- The Ranger Road extension as an alternative to the SR89A/SR179 intersection.
- Alternative street connections between commercial uses.

***Support the construction of a bridge at Red Rock Crossing** to facilitate an alternate route between SR89A and SR179 for the most cost effective solution with the least impact by utilizing the existing road corridor. *(NOTE: This was accepted by a majority vote of seven to three. The minority believes that it is too specific, and that the committee recommendation should be more flexible to provide for alternatives such as a low-water crossing, a different location, etc.)*

Support pedestrian and bike path connections, separated from streets and highways wherever possible, as alternatives to motorized traffic.

Support Uptown pedestrian improvements, such as those recommended by the Main Street Program.

Implement a shuttle transit system for visitors and residents to reduce traffic congestion.

Provide public parking areas with fees, linked with a shuttle program.

Support a regional commuter system. Implementation may include:

- Public/private partnerships.
- Subsidy.
- Require large commercial development to sponsor cooperative employee transit.

Create a “Reduce Your Trips” program. Methods could include home mail delivery, car pooling, library bookmobile, visiting nurses, payment of utility bills through checking account or mail instead of hand delivering, auto check deposits, televised public meetings.

Construct highway medians to minimize left turns across traffic and prevent use of the center lane for acceleration.

Other traffic system management improvements should include access control, fewer curb cuts, turning lanes, shared parking, and connections between parking areas.

Work with ADOT to mitigate visual impacts of the planned five-lane urban section of SR179.

(NOTE: Following passionate discussion, the Growth Committee remained deadlocked in a five-to-five vote regarding support for a two-lane travel section versus a five-lane urban section on the highway, but all recognized the need for a serious effort to mitigate visual impacts, particularly from the major road cuts and retaining walls in the current plan.)

Enforce proper display of address identification. Current regulations regarding building numbers should be enforced. Street numbers should appear on street name signs.

**Indicates one of the committee’s key recommendation.*

UTILITIES

RECOMMENDATIONS

Coordinate a regional water resource study with counties, water companies, and state agencies to address needs of future growth. Motivate water companies to improve public communication and share information

Retro-fit water systems for fire protection through formation of special improvement districts and private/public partnerships.

Completion of all phases of sewer system is encouraged.

Provide education for voluntary water conservation.

**Indicates one of the committee's key recommendation.*

19.2 PUBLIC PARTICIPATION PROCEDURES

EXHIBIT A

SEDONA COMMUNITY PLAN - PUBLIC PARTICIPATION PROCEDURES

Pursuant to ARS 9-461.06B, the City "shall adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:

- The broad dissemination of proposals and alternatives
- The opportunity for written comment
- Public hearings after effective notice
- Open discussions, communications programs and information services.
- Consideration of public comments."

Public participation is and has always been vitally important to Sedona's citizens and many different methods for public awareness and public input have been employed in the Community planning process since 1989. Although the following Public Participation Process has been formalized here and now includes new requirements for applicant-initiated amendment requests, many of the techniques described here have been used in past planning efforts, reflecting the City's on-going commitment to ensure that community input is used effectively in City decisions regarding the Community Plan. The Public Participation Process covers the following types of proposed changes to the Sedona Community Plan as defined in Section 1.3 of the Community Plan:

- Comprehensive Plan Updates
- Major Amendments
- Minor Amendments

Some public participation techniques are described in more detail at the end of this section.

I. Comprehensive Plan Updates

A comprehensive update to the Community Plan is initiated by the City and includes the adoption of a new general plan or the re-adoption of the Sedona Community Plan pursuant to ARS 9-461.06L. A comprehensive update consists of the following phases and associated public participation techniques:

1. Situation Assessment and Issue Identification
Situation Assessment is the gathering and consolidation of information for current conditions. Although this is carried out primarily by City staff, it is important to provide information to the public regarding key data such as growth, land use and transportation and how these conditions may have changed over time. It is also important to provide information regarding the purpose and role of the Community Plan, how it has been used over

time, why it is being updated/amended and the status of key implementation actions.

Issue Identification is the process of evaluating how conditions have changed since previous comprehensive Plan revisions. Issues and problem areas discussed in the current Community Plan should be reviewed again with the public to find out if they remain valid, if they are being addressed and if new issues and problems have arisen. Available tools and current policies, regulations and programs to address these issues/problems should be identified. The success of current approaches should also be evaluated.

During this phase, public information will be provided through:

- City Link or other paid advertisement in the newspaper*
- City Website *
- Community Plan Exhibits *
- Newsletter *

Any combination of the following public information and input techniques may also be employed:

- Weekly Update *
- Public Open House *
- Community Meetings *
- Neighborhood Meetings *
- Focus Groups *
- Organization Presentations *
- Planning and Zoning Commission - Discussion/worksession(s)
- City Council - Discussion/Action on Community Planning process
- Other techniques deemed appropriate

* *Discussed in more detail at the end of this section*

2. Plan Alternatives/Recommendations

In this phase, various solutions may be proposed to address identified issues. These proposed solutions/alternatives may include proposed changes to the Future Land Use Map and recommended land uses, the addition or revision to existing Community Plan elements and changes to Community Plan goals, objectives and other Plan recommendations. These may be further revised based on comments received.

The City shall:

- Consult with, advise and provide an opportunity for official comment by public officials and agencies, Yavapai and Coconino Counties, school districts, Northern Arizona Council of Governments (NACOG), the US Forest Service, Arizona Department of Transportation, Arizona State Land Department, the Sedona Airport Administration, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure

maximum coordination of plans and to indicate properly located sites for all public purposes on the Community Plan.

- Cooperate with the Arizona State Land Department regarding integration of conceptual state land use plans into the Community Plan.
- Property Owner Notification – During this phase, notification will be mailed to:
 - All property owners and homeowners associations within the areas where changes to the Future Land Use Map are proposed.
 - All property owners and homeowners associations within 300 feet of the proposed changes.
 - Property owners and homeowners associations within areas affected by a proposed modification to the text of the Plan where a change in density or use is proposed and within 300 feet of the proposed changes.

Property owners and homeowners associations will also be notified regarding locations of map displays, where information pertaining to the proposal may be reviewed and how the City may be contacted regarding their comments and concerns. The Director of Community Development may determine that additional area be included in the notification.

The City will also provide the following public information/input techniques:

- Community Plan Exhibits *
- City Link or other paid advertisement in the newspaper*
- City Website Updates*
- Newsletter *

Any combination of the following additional public information/input techniques may also be employed:

- Public Open Houses *
- Weekly Update *
- Neighborhood meetings *
- Community meetings *
- Organization Presentations *
- Planning and Zoning Commission discussion/update *
- Other techniques deemed appropriate

* *Discussed in more detail at the end of this section*

3. Public Hearings and Plan Adoption Process

In this phase, recommended changes to the Community Plan (or creation of a new general plan) will be presented to the Planning and Zoning

Commission, City Council and the electorate for adoption and ratification. During this phase, the following public information/public input techniques shall be employed: Planning and Zoning Commission Public Hearing(s) – The Planning and Zoning Commission shall hold at least one public hearing before recommending approval of a new general plan or a re-adoption of the Community Plan. Notice of the time and place of a hearing and the availability of the proposal and related documents shall be given at least 15 and not more than 30 days before the hearing by:

- Publication at least once in the Newspaper using a 1/4 page display ad.
- Notification to:
 - All property owners and homeowners associations within the areas where changes to the Future Land Use Map are proposed.
 - All property owners and homeowners associations within 300 feet of the proposed changes.
 - Property owners and homeowners associations within areas affected by a proposed modification to the text of the Plan where a change in density or use is proposed and within 300 feet of the proposed changes.

Property owners and homeowners associations will also be notified regarding locations of map displays, where information pertaining to the proposal may be reviewed and how the City may be contacted regarding their comments and concerns. The Director of Community Development may determine that additional area be included in the notification.

Notice of the public hearing may also be given by Newsletters, City Link, radio, City website and/or other methods deemed appropriate. The Planning and Zoning Commission may also conduct worksession(s) prior to and/or following formal public hearing(s).

- 60 Day Review – At least 60 days before the comprehensive plan update is adopted, the proposal shall be transmitted to the City Council and shall be submitted to the following for review and further comment:
 - The planning agencies of Coconino and Yavapai Counties
 - Northern Arizona Council of Governments
 - Arizona Department of Commerce
 - Any person or entity that requests in writing to receive a review copy.

The proposal or applicable sections of the proposal may also be transmitted to other agencies and regional jurisdictions.

- City Council Public Hearing(s) – The City Council shall hold at least one public hearing before adopting a new general plan or re-adopting the Sedona Community Plan. Notice of the hearing shall be given in the same manner as the Planning and Zoning Commission.
- Adoption of a new general plan or re-adoption of the Sedona Community Plan shall be approved by at least two thirds of the members of the City Council.
- Ratification of the general plan – A new general plan or the re-adoption of the Sedona Community Plan shall be submitted to the voters for ratification at a general election pursuant to ARS 9-461.06L. The City Council shall include a general description of the plan and its elements in the municipal election pamphlet and shall provide public copies of the plan in at least two locations that are easily accessible to the public and may include posting on the City's website. If a majority of the qualified electors voting on the proposition approves the new plan, it shall become effective. If the proposition fails, the current plan remains in effect until a new plan is approved by the voters. The City Council may resubmit the proposed new plan or revise and resubmit the plan to the voters. The adopted plan shall be sent to the planning agencies of Yavapai and Coconino Counties.

II. Major Amendments:

A Major Amendment to the Sedona Community Plan is defined in Section 1.3 of the Plan and may be proposed by the private sector or initiated by the City. The following public participation techniques shall be followed in the consideration of Major Amendment proposals:

1. The City shall:
 - Consult with, advise and provide an opportunity for official comment by public officials and agencies, Yavapai and Coconino Counties, school districts, Northern Arizona Council of Governments (NACOG), the US Forest Service, Arizona Department of Transportation, Arizona State Land Department, the Sedona Airport Administration, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the Community Plan.
 - Cooperate with the Arizona State Land Department regarding integration of conceptual state land use plans into the Community Plan.
2. Requests initiated by the Private Sector:
Every application for a Major Amendment shall include a Public Participation Plan that must be implemented prior to the first public

hearing on the application. This process shall be started prior to submitting the application but should not occur until after a pre-application meeting with the Director of Community Development.

- A. The purpose of the Public Participation Plan is to:
- Ensure that applicants provide effective, early and continuous public participation in conjunction with their applications, giving them an opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;
 - Ensure that citizens and property owners have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
 - Facilitate on-going communication between the applicant, interested citizens and property owners, City staff, Planning and Zoning Commissioners and elected officials throughout the application review process
- B. The Public Participation Plan is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision-making.
- C. At a minimum, the Public Participation Plan shall include the following information:
- Who is affected by the application
 - How those interested and affected will be informed of the substance of the proposed change and how they will be notified that an application has been made.
 - How those interested and affected will be provided an opportunity to discuss the proposal with the applicant and express comments and concerns prior to the public hearing.
 - A schedule for completion of the Public Participation Plan.
 - How the applicant will keep the Department of Community Development informed on the status of their public participation efforts.
- D. The level of citizen interest and area of involvement will vary depending on the nature of the application and the location of the site. The target area for early notification will be determined by the applicant after consultation with the Director of Community Development. At a minimum, the target area shall include the following:
- Property owners within the areas where changes to the Future Land Use Map are proposed and within 300 feet of the proposed changes.

- The head of any homeowners association or community/neighborhood appointed representative within the areas where changes to the Future Land Use Map are proposed and within 300 feet of the proposed changes.
 - Property owners and homeowners associations within areas affected by a proposed modification to the text of the Plan where a change in density or use is proposed and within 300 feet of the proposed changes.
 - Other interested parties who have requested that they be placed on the interested parties notification list.
 - Those residents, property owners and interested parties that may be affected by the application.
 - The Director of Community Development may determine that additional notices or area be included.
- E. These requirements apply in addition to any notice provisions required by the City for Major Amendments.
- F. The Director may require the applicant to hold additional public participation meetings based on the length of time between the last meeting and the date of submittal of the application.
- G. The applicant shall provide a written report on the results of their public participation effort prior to the notice of public hearing. The Public Participation Report shall include the following information:
- (1) Details of techniques the applicant used to involve the public, including:
 - a. Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal.
 - b. Content, dates mailed and number of mailings, letters, meeting notices, newsletters and other publications.
 - c. Locations of residents, property owners and interested parties receiving notices, newsletters or other written materials.
 - d. The number of people that participated in the process
 - (2) A summary of concerns, issues and problems expressed during the process including:
 - a. The substance of the concerns, issues and problems
 - b. How the applicant has addressed or intends to address concerns, issues and problems expressed during the process.
 - c. Concerns, issues and problems the applicant is unwilling or unable to address and why.

3. Requests initiated by the City:

- Property Owner Notification – Prior to scheduling a proposed Major Amendment for public hearing, notification will be mailed to:
 - All property owners and homeowners associations within the areas where changes to the Future Land Use Map are proposed.
 - All property owners and homeowners associations within 300 feet of the proposed changes.
 - Property owners and homeowners associations within areas affected by a proposed modification to the text of the Plan where a change in density or use is proposed and within 300 feet of the proposed changes.

Property owners and homeowners associations will also be notified regarding locations of map displays, where information pertaining to the proposal may be reviewed and how the City may be contacted regarding their comments and concerns. The Director of Community Development may determine that additional area be included in the notification.

The City will also provide the following public information/input techniques:

- City Link or other paid advertisement in the newspaper*
- City Website Updates*

Any combination of the following additional techniques may also be employed:

- Neighborhood Meetings *
- Public Open Houses *
- Weekly Update *
- Other methods deemed appropriate

* *Discussed in more detail at the end of this section*

4. Public Hearings

Proposed Major Amendments to the Community Plan will be presented to the Planning and Zoning Commission and City Council for possible approval. During the public hearing process, the following public information/public input techniques shall be employed:

- Planning and Zoning Commission Public Hearing(s) – The Planning and Zoning Commission shall hold at least one public hearing before recommending approval of a Major Amendment to the Sedona Community Plan. Notice of the time and place of a hearing and the availability of the proposal and related documents shall be given at least 15 and not more than 30 days before the hearing by:

- Publication at least once in the Newspaper using a 1/4 page display ad.
- City-wide notification to all property owners.
- Notification to all homeowners associations within 300 feet of the proposed changes.
- Notification to homeowners associations within areas affected by a proposed modification to the text of the Plan where a change in density or use is proposed and within 300 feet of the proposed changes.

Property owners and homeowners associations will also be notified regarding locations of map displays, where information pertaining to the proposal may be reviewed and how the City may be contacted regarding their comments and concerns. The Director of Community Development may determine that additional area be included in the notification.

Notice of the public hearing may also be given by Newsletters, City Link, radio, City website and/or other methods deemed appropriate.

- 60 Day Review – At least 60 days before the Major Amendment is adopted, the proposal shall be transmitted to the City Council and shall be submitted to the following for review and further comment:
 - The planning agencies of Coconino and Yavapai Counties
 - Northern Arizona Council of Governments
 - Arizona Department of Commerce
 - Any person or entity that requests in writing to receive a review copy.

The proposal may also be transmitted to other agencies and regional jurisdictions.

- City Council Public Hearing(s) – The City Council shall hold at least one public hearing before adopting a Major Amendment. Notice of the hearing shall be given in the same manner as the Planning and Zoning Commission.
- Adoption of a Major Amendment shall be approved by at least two thirds of the members of the City Council.

III. Minor Amendments

All amendments to the Sedona Community Plan that are not defined as "Comprehensive Updates" or "Major Amendments" are considered "Minor Amendments". Minor Amendments may be considered by the Planning and Zoning Commission and City Council at any time. The following public participation techniques shall be employed for Minor Amendments:

- The City shall consult with, advise and provide an opportunity for official comment by public officials and agencies, Yavapai and Coconino Counties, school districts, Northern Arizona Council of Governments (NACOG), the US Forest Service, Arizona Department of Transportation, Arizona State Land Department, the Sedona Airport Administration, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the Community Plan.
- Proposed Minor Amendments to the Community Plan shall be presented to the Planning and Zoning Commission and City Council for possible approval. During the public hearing process, the following public information/public input techniques shall be employed:
 - Planning and Zoning Commission Public Hearing(s) – The Planning and Zoning Commission shall hold at least one public hearing before approving a Minor Amendment to the Sedona Community Plan. Notice of the time and place of a hearing and the availability of the proposal and related documents shall be given at least 15 and not more than 30 days before the hearing by:
 - Publication at least once in the Newspaper using a 1/4 page display ad.
 - Mailing at least once to all property owners within the areas where changes to the Future Land Use Map are proposed. Notification shall also be sent to property owners within 300 feet of the areas where changes to the Future Land Use Map are proposed. An exception to this requirement includes Map changes resulting from Yearly Review of the Plan per Section 1.3 of the Community Plan.
 - City Council Public Hearing – The City Council shall hold at least one public hearing before adopting a Minor Amendment. Notice of the hearing shall be given in the same manner as the Planning and Zoning Commission.

Notice of the public hearings may also be given by Newsletters, City Link, radio, City website and/or other methods deemed appropriate.

PUBLIC INFORMATION/NOTIFICATION and INPUT TECHNIQUES

- City Link – A regular monthly paid news spot in the Sedona Red Rock News (local paper) highlighting a particular topic and announcing upcoming events (if applicable). May be up to a full page in the paper.
- City Website – www.city.sedona.net: Provides annual updates regarding land use, housing, population and other data related to the Community Plan, including an assessment of how new development meets current Plan goals and recommendations. Other information placed in the City Link can also be added to the website.

- Public Open House – Provides an opportunity to present information and receive public input in alternative formats in locations other than City Hall. Public notification of open houses can be provided through paid public notice in the local paper, through press releases, radio announcements and handouts available in several locations such as City Hall, library, community organizations and other methods.
- Newsletters – Mailed to all boxholders and/or property owners. Contains information that may include growth facts, Community Plan issues and alternative solutions. Can reference upcoming meeting/public hearing dates/map exhibits, including recommended Plan changes
- Display Advertisements – Paid Public notices covering at least 1/8 page.
- Community Plan Exhibit – Display boards that are placed at key locations such as City Hall, Library, banks and other public gathering places. Locations may be fixed or rotated. May provide basic information, describe community issues, display maps/recommended land use changes and other Plan recommendations. Boards may be changed according to different phases of the planning process. Comment cards and a drop box are provided for public comment. Locations and topics are announced through City Link, press releases, radio and/or newsletters, City website and other methods deemed appropriate.
- Neighborhood Meetings – Provides a method of encouraging public participation in an informal and intimate environment. This forum can be less intimidating than a more formal community-wide meeting. Methods of notification can include City Link, City website, Newsletters, public notices and press releases. Comment cards can also be made available.
- Press Releases/Radio Programs – Information made available to the media, but generally published/aired at their discretion.
- Community Meetings – Provides a means of presenting information, issues and/or recommendations and getting public input. Community Meetings are conducted in locations other than City Hall including, but not limited to schools, conference rooms, churches and fire stations. Methods of notification can include City Link, City Website, press releases, Newsletters and other methods deemed appropriate. Comment cards can also be made available.
- Organizational Presentations – Provides a means of presenting information, issues and recommendations to various local citizen groups and organizations at regularly-scheduled meetings.
- Focus Groups – Groups comprised of a cross-section of the community selected to study and/or respond to a specific issue(s) and/or recommendation(s).
- Weekly Update – The City's weekly newsletter. Provides a means of sharing information with all City employees, Commissions and City Council. Is also available to the public through the City Website.

19.3 REGIONAL RESOLUTION AND MEMO OF UNDERSTANDING

RESOLUTION NO. 98-57

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA, ESTABLISHING COMMON BONDS AND PRINCIPALS FOR REGIONAL COOPERATION AND COORDINATION IN LAND USE PLANNING AND DEVELOPMENT DECISIONS IN THE VERDE VALLEY.

WHEREAS:

The Camp Verde, Clarkdale, Cottonwood and Sedona general plans and the various specific Community Plans amending the Yavapai County General Plan in the Verde Valley, and the Camp Verde, Clarkdale, Cottonwood and Sedona Focused Future efforts all cite that regional planning and regional coordination is beneficial and necessary for the Verde Valley; and

The Growing Smarter Act requires regional planning; and

The various jurisdictions of the Verde Valley desire that their respective communities maintain their unique characteristics and distinct gateways to surrounding rural and open space lands, and further desire to prevent those communities from growing together in a manner that would detract from individual community and regional identity.

THEREFORE, the Mayor and City Council of the City of Sedona, Arizona, declare and find that:

Preservation of geographically distinct communities can be maintained by ensuring that significant open space and rural land use (e.g. ranching) be maintained along highway corridors.

Widening of the State Highways within the Verde Valley will result in more development pressure along these corridors; thus traffic circulation improvements, such as alternate routes/road connections, transit systems, bike lanes/routes and pedestrian paths and trails will require significant regional cooperation and planning to determine need, feasibility and methods of implementation.

Decisions made in one Verde Valley jurisdiction will impact other communities, other jurisdictions and the region as a whole. Moreover, land use decisions made without regional perspective and outlook will tend to create unintended and undesirable consequences

The lack of adopted specific area land use plans for portions of the unincorporated areas in the Verde Valley makes it difficult for policy makers and the general public to respond to specific rezoning or development proposals.

Appropriately accommodating tourism in the Verde Valley communities and on the National Forest lands is critical to preserving the quality of life in this region.

The disposition of the approximately 16 square miles of Arizona State Trust lands for private development will have a major impact on the Verde Valley.

The surface waters of the Verde Valley must be preserved and enhanced in terms of both quantity and quality.

Actual ground water supplies for the Verde Valley must be determined.

Preserving and enhancing air quality is an important issue for the Verde Valley communities.

The imbalance between jobs and housing in the Verde Valley communities presents major social and economic ramifications.

The Verde Valley is unique in its natural beauty. Scenic vistas and corridors, wildlife habitat, air and water resources and special cultural and historic places must be preserved to ensure the beauty of this area for our children.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND [TOWN] [CITY] COUNCIL OF THE CITY OF SEDONA, ARIZONA, AS FOLLOWS:

On behalf of the citizens of Sedona, the Mayor and City Council adopt the following guiding principles for cooperation in land use planning and development decisions among the Verde Valley governments:

1. The Verde Valley communities should not grow together, regardless of corporate boundaries. Significant open space and/or rural uses along the highways between communities shall be maintained.
2. Forest Service land trades should not be supported along the highway corridors outside existing corporate limits.
3. Each municipality and Yavapai County is solely responsible for land use decisions within their jurisdictions, provided, however, that each jurisdiction shall be responsible for considering the impacts of its decisions on its neighbors, the Verde Valley, and the region as a whole.
4. Yavapai County and the local governments and communities of the Verde Valley are strongly encouraged to consider a coordinated and comprehensive regional plan that addresses open space, regional housing, regional land use, regional transportation, and regional economic development issues.
5. Yavapai County should pursue specific area planning for areas of the Verde Valley not presently covered by adopted community plans.


6. Water quality and quantity of surface flows should be studied in order to preserve and enhance this vital resource..
7. The available groundwater supplies of the Verde Valley should be studied to determine a realistic carrying capacity.
8. Efforts shall be made to preserve open space on critical Arizona State Trust lands in the Verde Valley as identified in a future regional plan, and as part of the Arizona Preserve Initiative and Growing Smarter Act.
9. The Verde Valley communities and Yavapai County are strongly encouraged to investigate the creation of a regional transit system modeled on the CATS system in Cottonwood and Clarkdale.
10. More affordable housing opportunities should be supported within established urbanized areas throughout the Verde Valley.
11. Urban type development should be limited to within or immediately adjacent to corporate limits and where infrastructure and services (public roads, sewer and water facilities and police and fire protection) are in place to serve such development.
12. Development outside of corporate limits should be limited to agriculture, ranching or very low density residential use (one unit per 2 or more acres) unless otherwise supported in an adopted County or regional land use plan.
13. The Verde Valley communities and Yavapai County are strongly encouraged to preserve the dark skies and air quality of the Verde Valley.

PASSED AND ADOPTED by the Mayor and City Council of the City of Sedona,
Arizona, this 27 day of October, 1998.

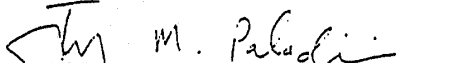


Alan Everett
Mayor

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

W:\CONDEV\RESOL.WPD

**Memorandum of Understanding
in Support of a Regional Plan for the Verde Valley, Arizona**

Yavapai County, the Cities of Cottonwood and Sedona and the Towns of Camp Verde and Clarkdale, Arizona have adopted resolutions establishing "Common Bonds and Principles for Regional Cooperation and Coordination in Land Use Planning and Development Decisions in the Verde Valley". In the adopted resolutions, Regional Planning is cited as beneficial and necessary for the Verde Valley. The USDA Forest Service, Yavapai County and the local governments and communities of the Verde Valley are also strongly encouraged to consider a coordinated and comprehensive regional plan that addresses open space, regional housing, regional land use, regional transportation and regional economic development issues.

We, the undersigned, hereby agree to form a working relationship to pursue a Regional Plan for the Verde Valley, including coordination with and participation from the Arizona State Land Department as provided in the Growing Smarter Act. We also agree that the following Scope of Work encompasses the key components of a Verde Valley Regional Plan and will therefore be used as a guide in the pursuit of this Regional Planning effort.

Yavapai County:

By: Chip D

Date: 4/13/00

City of Cottonwood:

By: Lynda Janczewski

Date: 2.3.00

City of Sedona:

By: Alan Everett

Date: _____

Town of Camp Verde:

By: Barbara Miller

Date: 3-17-2000

Town of Clarkdale:

By: Walter P. Allen

Date: 2-29-00

Town of Jerome:

By: John Dyer

Date: 3/3/00

Prescott National Forest:

By: _____

Date: _____

Coconino National Forest:

By: _____

Date: _____

Yavapai/Apache Nation:

By: _____

Date: _____


Arizona State Land Department:

By: _____

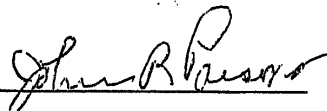
Date: _____

Memorandum of Understanding
Verde Valley Regional Plan
Page 2

Coconino County:

By:  Date: 3.7.00

Verde Natural Resource Conservation
District:

By:  Date: 4/25/00

Draft Scope of Work for the Verde Valley Regional Plan

The "Common Bonds and Principles for Regional Cooperation and Coordination in Land Use Planning and Development Decisions" resolutions that were adopted by the Verde Valley communities and Yavapai County in the fall of 1998 strongly encouraged a comprehensive regional plan for the Verde Valley. This draft is intended to start the discussion about how a regional planning effort could be organized, prioritized and financed. The Verde Valley Regional Plan could be a "bottom up" model/demonstration project for regional plans in the State of Arizona.

1. Visioning - first step

2. Existing Conditions Assessment

- growth projections/potential for existing private lands
- economic vitality/viability
- community needs/public facilities/utility corridors
- natural resource opportunities and constraints, environmental issues, scenic assessment

Summary of Key Issues

3. Plan Elements

A. Economic Development Element

- analysis of existing economic activity including strengths, weaknesses, opportunities and problems.
- inventory of existing and planned industrial parks and sites in the Verde Valley.
- regional coordination activities (Verde Valley Regional Economic Development Council).
- strike the balance between the need for good jobs, entrepreneurship and economic development with the Verde Valley's desire to maintain the natural environment and environmental quality.

Summary of Key Issues, Vision Statement, Policy Statements and Map

B. Open Space Element*

- Inventory of open space areas, recreational resources and points of access to same*
- Wildlife habitat/corridors
- Trails
- Federal and State Ownership Pattern
- Forecasted needs and strategies to acquire additional open space and recreational resources*
- regional system of integrated open space*
- Opportunities for beneficial land exchanges - land ownership adjustment strategies (federal - state; federal - private; federal - local government; state - private; state - local government; local government - private)
- Community Growth Boundaries

Summary of Key Issues, Vision Statement and Open Space Map

C. Land Use Element*

- private land uses and pattern*
- public land uses and pattern*
- State Trust lands
- infill programs and policies*
- land use map providing for a "broad variety" of land uses*
- affordable housing plan
- Community Growth Boundaries

Summary of Key Issues, Vision Statement and Land Use Map

D. Circulation Element*

- Existing and proposed major roads* - See the Verde Valley Regional Transportation Plan
- Bicycle routes and other modes of transportation*

Summary of Key Issues, Vision Statement and Circulation Map correlated to the Land Use Element

E. Growth Area Element*

- specifically identified areas designed and suitable for concentrated development*
- conserve open space and natural resources in the growth area*
- coordinate infrastructure expansion with development*

Summary of Key Issues, Vision Statement and Growth Area Maps

F. Environmental Planning Element*

- policies to address air quality, water quality, and natural resources*

Summary of Key Issues and Vision Statement

G. Cost of Development Element*

- policies to require development to pay its fair share toward the cost of additional public service needs generated by the development*

Summary of Key Issues, Vision Statement and Policy Statements

H. Water Resources

- water availability, surface flows, water quality - See the Verde Watershed Association's Scopes of Work

Summary of Key Issues, Vision Statement and Maps

Note: The asterisk items (*) are required by the Growing Smarter legislation adopted during the 1998 and 1999 legislative sessions.



United States
Department of
Agriculture

Forest
Service

Prescott National
Forest

344 South Cortez
Prescott, AZ 86303

File Code: 1560/5430

Date: October 15, 2000

Mayor and Town Council
Town of Camp Verde
P.O. Box 710
Camp Verde, Arizona 86322

*Copies to all
other entities*

Re: Regional Planning in the Verde Valley

Dear Verde Valley Communities, Cities, Towns and Counties;

The Coconino and Prescott National Forests look forward to participating in a Regional Planning effort. We, the Supervisors of the Coconino and Prescott National Forests, acknowledge that regional planning is our mutual best interests. While we have few resources to adequately address this need, we will try our best to provide meaningful input and comment to the effort. To help achieve a better understanding of the roles of the various participants in this planning effort we offer the following comments from the perspective of the National Forests in the Verde Valley.

While each local government represents its constituents, the Forest Service has a constituency that is broader based and, by necessity, looks at issues and land areas from a much larger perspective. While the communities are charged with managing neighborhoods and community areas, the National Forests are responsible for the management of ecosystems and large landscape areas such as the Mogollon Rim, whole mountain ranges and the vast watersheds of central Arizona. While each community brings to the regional planning effort its local perspective of what that community wants and needs, the National Forest perspective is that of what is in the best interest of the public and the National Forests of Arizona and the Nation. We enter into this regional planning effort understanding that there will be issues and interests where the needs of the communities in the Verde Valley may be different from the needs of the National Forests.

Growth and development, particularly in the wild land urban interface, and the related impacts to the wild and character of the National Forests, are among our greatest concerns.

One issue we hope to resolve through this regional planning process is an alteration of perceptions that National Forests are one of the few, and in some cases the only open space provided in the Verde Valley communities. We seek your assistance in managing open space to attempt to avoid adverse impacts from developed private lands to the adjacent National Forest lands. This would facilitate our mandate to maintain the National Forest lands in the Verde Valley as wildlands and functioning ecosystems.



We also hope that this regional planning effort gives National Forest managers and the public some clear guidance into what land ownership adjustments make sense for the National Forests and the communities of the Verde Valley to achieve logical and desirable growth patterns for the communities and help retain the integrity of landscape scale ecosystems on the National Forests.

Sincerely,

Michael R. King
Supervisor
Prescott National Forest

Jim Golden
Supervisor
Coconino National Forest

19.4 REGIONAL OPEN SPACE ISSUES & CHALLENGES REPORT & MAP

OPEN SPACE ISSUES AND CHALLENGES IN THE VERDE VALLEY

July, 2001

Introduction

The Verde Valley is a very special place to many residents and visitors. With the last free-flowing river in Arizona and five additional free-flowing perennial streams, many believe it has special value to the entire state and the southwest and must be recognized in that context. Over the past five years, concerns about growth and growth management have moved to the forefront in response to growing pressures on the Verde Valley environment residents hold so dear. These pressures are reflected in concerns regarding traffic congestion, groundwater depletion, loss of open space, rising housing costs and other areas as well. The Verde Valley communities, characterized by some as “balkanized”, are now coming together to address these concerns. The many jurisdictions of the Valley are beginning to realize that the region’s growth issues are shared by all and cannot be addressed if each community operates in a vacuum. Four of the five Valley municipalities and Yavapai County have adopted resolutions that contain common regional planning goals. Two of these goals are significant to the preparation of an open space plan:

- **Maintain significant open spaces between communities and along highway corridors throughout the Verde Valley.**
- **The urban environment should have a distinct boundary or “edge”. Support a development pattern that limits urban densities and other urban land uses to within or immediately adjacent to corporate limits and unincorporated urban centers.**

The Verde Valley represents an area generally bounded by the crest of the Black Hills on the west, the Mogollon Rim on the east and north and the Verde River Canyon on the south. National Forest lands make up approximately 80% of the land area; private lands about 17%; and State Trust lands about 3%. Most of the developed portion of the Valley straddles the Verde River and the tributary streams of Oak and Beaver Creeks. Most of the region lies within Yavapai County, the fastest-growing rural county in the United States. There are five incorporated municipalities within the Valley, three of which have populations between 9,000 and 11,000 year-round residents. One has approximately 3,400 and the other, about 350. There are also four major unincorporated communities with year-round populations ranging from more than 3,300 to 10,610. According to the 2000 Census, 55,908 live in the Verde Valley. Over 98% of the population lies within these nine communities.

Background/Problem Statement:

The state of Arizona is the second fastest growing state in the nation, having grown 40% from 1990 to 2000. The Verde Valley is not isolated from this growth with a population increase of between 35 and 40% over the last 10 years. Tourism has also increased significantly in the region during this period. Where and how the area grows, how the influx of visitors is accommodated and how the quality of life for the Valley’s residents will be preserved, presents a

special challenge to the region. The following are some of the key concerns facing the Verde Valley:

- Decisions made in one Verde Valley jurisdiction will impact other communities, other jurisdictions and the region as a whole. Moreover, land use decisions made without regional perspective and outlook will tend to create unintended and undesirable consequences.
- The lack of adopted specific area land use plans for portions of the unincorporated areas in the Verde Valley make it difficult for policy makers and the general public to respond to specific rezoning or development proposals.
- The planned widening of the existing State highways within the Verde Valley and the development of new highway corridors will result in more development pressure along these corridors.
- The disposition of the approximately 16 square miles of Arizona State Trust Lands for private development will have a major impact on the Verde Valley.
- The imbalance between jobs and housing in the Verde Valley communities presents major social and economic ramifications.
- The US Forest Service is considering land exchanges in the Valley that could impact existing open space and result in approximately 8 square miles of additional development in the Valley.

Maintaining undeveloped areas as open space, including National Forest and State Trust lands is also of great importance to the citizens of the Verde Valley. Verde Valley community plans and surveys demonstrate that people are concerned about the loss of open space through USFS exchanges or by private development.

Open Space Challenges

The various governmental entities in the Verde Valley region operate at different levels and with different accountabilities -- city, county, state, Indian Nation, and federal government. Open space preservation presents some challenges that are shared by these entities and some that are unique to each. While local governments are managed under the direction of local elected officials, 80% of the land in the region lies within the Prescott and Coconino National Forests and is managed by the Forest Service for the benefit of all the people of the United States, including, but not limited to the people of the Verde Valley region.

Cities, Towns and County

Private lands comprise about 17% of the Valley's land area. If every private parcel is developed based on the current zoning, the estimated regional population could approach 200,000 persons in the long run. Accommodating the needs of this fourfold population increase will create major growth management challenges in the years ahead, especially in areas of

water resources.

Lot splits present one of the most significant growth management challenges. This development pattern can negatively effect existing open space by spreading development impacts over large areas. Lot splits also create a need for infrastructure, such as overhead power lines and roads that often compromise National Forest and other open space lands. County government has little regulatory authority over lot splits at the present time. Subdivided areas in cities, towns and the county also tend to create impacts on the National Forest. In many cases, uncontrolled pedestrian or unauthorized vehicular access can degrade the adjoining public lands. Well-planned buffer areas and established trail access points can help minimize the negative impacts of private development adjacent to National Forest lands.

Local government expenditures for open space acquisition have been limited to traditional community parks for the most part. The use of incentives for open space or agricultural preservation is also very limited in the Verde Valley.

State Trust Lands

State Trust Lands are owned by the State of Arizona and managed by the Arizona State Land Department. These lands are sold or leased to generate revenue for education and other public beneficiaries in the State. Although State Trust Lands comprise only 3% of the Valley's total land area, the majority of these lands are located adjacent to the major highway corridors and therefore have the potential to significantly impact open spaces between Valley communities. Recent legislation prohibits the designation of State Trust lands as open space without the written consent of the State Land Department unless another, alternative use, no less intensive than one unit per acre is also proposed. State Trust lands may be acquired for open space preservation through the Arizona Preserve Initiative (API) with 50/50 matching funds. However, at the present time, the majority of these lands are not eligible for consideration under the requirements of the Initiative. Only land within or immediately adjacent to an incorporated city or town can be considered under API.

National Forest

Although 80 percent of the lands within the Verde Valley are National Forest, the areas of concern for open space retention is usually related to lands adjacent to private lands. While the Forest Service is mandated to manage National Forest for all of the people of the United States, they are also responsible for managing lands for "wildland" character, not as community open space or parks. Verde Valley community plans and surveys indicate that many residents would like to retain all areas of National Forest as their community open space. However, many areas of National Forest lands have lost their values as "wildland" due to nearby private development. A great paradox exists. Many people seek to live adjacent to National Forest lands. This creates the need for new utility corridors and roads across the Forest and introduces fences, outdoor storage, sheds and backyard social trails to the Forest boundary. As the Verde Valley communities have grown, so have problems with late night parties, littering and inappropriate ATV use. Local communities want to see the National Forest retained in public ownership and not become a "land bank" for acquisition of private property elsewhere in the State. But the National Forest mission to protect "wildland" values, such as wildlife habitat and corridors, riparian preservation, watershed stability, native vegetation, scenic vistas and primitive

recreation opportunities are being compromised as private properties are developed. While it is not the primary objective of the Forest Service to convey National Forest lands, land exchange is one of the primary tools to acquire other key private properties within the State of Arizona such as riparian corridors, threatened and endangered species habitat, cultural resources, and wilderness lands. Private land development without restrictions to limit or mitigate effects to adjacent National Forest result in these National Forest lands being considered for conveyance through a land exchange. Other means for acquiring key private parcels, such as direct purchase through Land and Water Conservation Fund are limited, very competitive across the Nation and tied to Congressional priorities and budget.

Although each government entity has different responsibilities and accountabilities, we recognize that through cooperative planning we can best manage our lands and reach optimum solutions to our shared regional goals.

Open Space Principles and Implementation Tools

The purpose of this report is to identify, in general, areas that are most critical for preservation, regardless of land ownership and then strategize the best way to acquire key private lands and to promote effective management of the National Forest.

The FIRST PRINCIPLE: The first and highest priority for open space preservation is to acquire key private and State lands in the Verde Valley. This strategy could be implemented through the following mechanisms:

- Formation of a Verde Valley Trust, to receive private donations such as land, financial contributions, appreciated stock, proceeds from fund-raisers and volunteer work, and other valuable considerations. The Trust could also provide management staff to provide full time dedicated regional planning, write grants, lobby for assistance from federal, state, and private organizations, and potentially provide management staff for regional open space lands not managed by any other entity.
- A County-wide sales tax to be specifically applied to acquisition of open space. We recommend this tax not be on food or “high ticket” items so regional retailers will not be penalized in competition with out-of-region retailers.
- General obligation bonds, backed by a property tax.
- Grants.
- Conservation easements.
- Arizona Preserve Initiative matching funds.
- Federal Land and Water Conservation Funds.
- Acquisitions by conservancy organizations like the Grand Canyon Trust, the Nature Conservancy, and the Archaeological Conservancy.
- Land Exchange for the addition of National Forest lands within the Verde Valley in exchange for disposal of National Forest lands of lesser open space value elsewhere in the state.
- In addition to the potential acquisition of private lands through USFS land exchange, private lands may be acquired by other jurisdictions/entities for open space preservation or for public park/recreation sites.

- Open space can also be preserved through subdivision and planned development zoning, retaining key open space areas as a part of a specific development plan.

Every effort should be made to implement an acquisition strategy that enhances the ability of the USFS to effectively manage existing National Forest lands within the region.

SECOND PRINCIPLE: Identify National Forest lands that might be suitable for exchange in order to acquire key private parcels that have greater importance as open space.

In this case, land exchange within the Verde Valley could be used as a tool to further the goals of both the USFS and the Verde Valley community. It is desirable that both acquisition and disposal of National Forest lands have some kind of relationship to each other within the Verde Valley as a whole or a significant portion of the Valley – similar to the policy of Amendment 12 to the Coconino Forest Plan. Exchange of National Forest lands in these instances should be examined relative to each community’s “hard edge boundary” as discussed in the regional resolution. Local communities and organizations should coordinate with the Forest Service on land exchange proposals to ensure consideration of:

- Whether the proposed exchange includes lands to be acquired within the Verde Valley or provides other benefits (e.g. affordable housing opportunities).
- Municipal or county public needs (e.g. wastewater treatment/effluent disposal, water treatment, well sites, park sites, schools).
- Appropriate zoning and infrastructure needs (e.g. opportunities to decrease residential densities adjacent to National Forest where higher densities currently exist).
- Existing uses of National Forest that could be displaced or have created conditions that conflict with USFS management goals.
- The status of adjacent private lands (e.g. subdivided, unsubdivided, parcel size, built or vacant).
- Values of the lands to be acquired and conveyed (i.e. riparian, biodiversity, adjacent lands, road-less areas).
- Acquisition of lands by local jurisdictions (i.e. City of Sedona/Woo Ranch land exchange).
- Identification of the process for the local jurisdictions to be involved in the land exchange proposal.

THE THIRD PRINCIPLE: Implement methods of protecting “wildland” character of National Forest lands adjacent to private development using various techniques such as:

- Buffer zones on new development.

- Requirements of land survey and marked boundaries for private development along NF boundaries prior to construction and coordination with the US Forest Service by local jurisdictions.
- IGA's between local jurisdictions to help administer NF within incorporated boundaries, including delegation of enforcement authorities to local police.
- Development of urban trails plans that would delineate access points to NF trails, both through private lands and NF lands.
- Development of partnerships, volunteer organizations and other groups that would assist in management activities and preservation of National Forest lands.

Open Space Issue Areas

1. State Route 260 Corridor:

It is critical to preserve the approximately three square miles of National Forest within the Cottonwood City limits.

Goals: Maintain a large corridor of National Forest linking the Mingus foothills to the Verde River. Provide a good continuous link to other Prescott National Forest lands.

Issues: Acquisition of private lands within this area, particularly along Black Canyon, would enhance its future management potential. The ADOT Access Control Plan proposing full access/interchange locations on the National Forest should include policies that do not allow private development in these locations.

Although it is desirable to maintain the 640 acre State Trust land parcel (Section 32) as open space, it is critical to maintain significant open space along the highway corridor (view-shed).

Goals: Provide a contiguous open space link to the National Forest east of the highway.

Issues: The State Land Department will probably not support 640 acres of open space unless it could be acquired under the Arizona Preserve Initiative. However, a plan that integrates open space into a future development plan based on the adopted resolutions of the Verde Valley communities might be supported.

Alternatives: Public use designation in conjunction with future wastewater treatment facility; development agreements with private development for significant open space retention along highway front or concentrate uses adjacent to existing commercial/industrial area while retaining balance as open space; and require a 160 acre minimum size for any future development plan so that open space decisions can be viewed in context with the development proposal.

Short-term Action: Partnering between State Land Department, Cottonwood, Camp Verde, USFS and ADOT. It is also critical to preserve the National Forest Section including the Hayfield Draw ATC facility. This represents the only National Forest between Steve Coury and Camp Verde Town limits.

State Route 89A Corridor

2. The City of Cottonwood is preparing to annex part of the Highway frontage as part of the Dead Horse Ranch Annexation effort. National Forest land between Bridgeport and Cornville Road and the land exchange in process that will add National Forest adjacent to the Mingus Avenue extension will likely remain National Forest due to cliffrose habitat.
Goals: Provide a contiguous link to National Forest lands to the north and limit development to the Cornville Road intersection area and the vicinity of Verde Santa Fe.
Issues: An agreement for cooperative future management of this area would help to mitigate USFS management difficulties. The zoning/development review process can also provide appropriate mitigation to protect cliffrose and National Forest resources.
3. Although it is desirable for the 10 square miles of State Trust lands within this area to remain as open space, it is critical to preserve a substantial open space corridor along SR 89A, a north/south wildlife corridor with access to the Verde River and significant open space between Verde Santa Fe and Cornville.
Goals: Provide a continuous link to adjacent National Forest lands both east and west of the highway. Provide a corridor for wildlife in prime antelope habitat, including the Spring Creek area. Provide an open space separation between Cottonwood/Verde Santa Fe and Cornville as provided in the Regional Resolutions.
Issues: If most of the 10 square mile area cannot be preserved, retention of a visual corridor may be difficult due to relatively flat topography, particularly in the western half. The State Land Department would not support open space preservation of the entire 10 square miles unless it could qualify and be acquired under the Arizona Preserve Initiative. At a minimum, development agreements for at least 160 acre planned developments should be required. Development should be prohibited at or near existing and planned intersections. Retention of open space corridors could also break up the area into multiple, developed tracts thereby creating a sprawling development pattern.
Preferred Alternative: Concentrate all development in the western portion of the contiguous 10 square mile State Trust Land block only. Advantages include keeping development closest to the existing urban areas, concentrating development in the flattest terrain where it would be difficult to provide a visual buffer anyway and keeping a continuous open space corridor in the eastern and most scenic portion. The disadvantage would be that development would be very visible from the highway in the western portion. Although development in the eastern portion could be more effectively screened from the highway corridor with the existing topography, the disadvantage would be that it could constitute a separate urban environment that is not adjacent to other urban areas. Wide distribution of development throughout the 10 square miles of State Trust Lands with open space corridors along the highway and north and south through the area could be another option, however, the resulting open space may have questionable value, particularly if development impacts the scenic quality of the area and if it creates a questionable management situation. Acquisition of private parcels in this area could also further the goal of providing a wildlife corridor and protecting sensitive riparian areas.
4. The White Flat area is identified in Amendment 12 of the Coconino Forest Plan as a potential land exchange area for disposal of National Forest lands in exchange for National Forest acquisition of sensitive “Red Cliffs” area parcels. A large contiguous

area of National Forest is subject to Amendment 12 of the Coconino National Forest Plan. This amendment does not allow any land exchanges except those that result in acquisition of high priority parcels in exchange for disposal of National Forest lands in the White Flat area. The City of Sedona is in the process of acquiring approximately 360 additional acres as part of a USFS land exchange in the White Flats area for additional effluent disposal in exchange for USFS acquisition of sensitive Red Cliffs parcels. This reduces the potential area that could become privately-owned through additional land trades.

Goals: It is critical to retain National Forest lands between the 10 square mile State Trust block and the Sedona Cultural Park/High School. It is also critical that the Page Springs Road/SR 89A intersection not be developed. State Trust lands in this vicinity should be preserved as open space if at all possible, perhaps in conjunction with the provision for concentrated development on the western portion of the 10 square mile contiguous State Trust block.

Issues: Additional private lands may be created in the White Flats area consistent with Amendment 12 policies. If this occurs, development should be prohibited on or near the highway in the White Flats area.

VERDE RIVER RIPARIAN CORRIDOR

5. It is critical to preserve National Forest in this area to provide a continuous large corridor of National Forest linking the Mingus Mountain foothills to the Verde River and to National Forest lands east of the River. The Archeological Conservancy parcel at the Oak Creek confluence provides for additional preservation in this area.

Goals: Provide a good contiguous link to other Prescott National Forest lands. The existing National Forest lands in this area currently provide the largest contiguous National Forest frontage on Verde River between Tapco and Beasley Flat.

Issues: Private parcels at Oak Creek confluence and others to the north could provide a better Prescott/Coconino contiguous Forest connection adjacent to the Verde River if acquired. Relocation of 69 KV line between Black Canyon confluence and Lower Oak Creek Estates on National Forest land may create some disturbed areas in this vicinity.

Although it is desirable to maintain the 640 acre State Trust land parcel as open space, it is critical to maintain significant open space along the Verde River. This is possibly more critical than along highway corridor if highway corridor open space is not an option.

Goals: Same as highway corridor

Alternatives: Public use designation. Development agreements should be provided with private development to establish Verde River Greenbelt and corridor to existing USFS lands to west and south.

6. Verde River Floodway. All of the Floodway should be preserved as open space. This area also includes Beaver and West Clear Creeks within the Town of Camp Verde. The Town has purchased some lots in the flood plain along West Clear Creek.

EASTERN BLACK HILLS FRONT

7. The eastern face of Mingus Mountain has a significant amount of private, undeveloped land with very high scenic value. Visible throughout much of the Valley, future development on these steep slopes could have significant visual impacts. Development of these areas could also make existing National Forest lands between Mingus Mountain and Clarkdale/Cottonwood more difficult to manage and therefore more desirable to trade. If traded, continuous development could occur from Clarkdale/Cottonwood to Allen Springs Road and Jerome and even higher up the mountain in the area north of Jerome (or halfway up the mountain). Although ideally, all of this area should be preserved as open space, acquisition of some of the private land area should be a priority. The Black Canyon and Grief Hill Inventoried Roadless Areas lie between Mingus Mountain and I-17. The US Forest Service is actively seeking to acquire private lands between these two Roadless Areas.

RED CLIFFS/SEDONA AREA

8. In this area covered by Amendment 12 of the Coconino Forest Plan, the USFS focuses on acquisition of private lands that are critical to the scenic quality of the area and that will enhance environmental and cultural protection. Lands to be exchanged would all come from within the Sedona area that have been identified as the least critical to preserving these values – all in the vicinity of White Flats. Since the exchange area is also along the SR 89A corridor, there are potential conflicts with the goals of maintaining open space along highway corridors. However, recent Red Cliffs area acquisitions by the USFS and acquisition of additional White Flats area lands by the City of Sedona have substantially reduced the potential area that would be needed in a future exchange.

SYCAMORE/VERDE RIVER CONFLUENCE

9. As the gateway to the Sycamore Canyon Wilderness, this riparian area has great value as an open space resource. Private lands within this area should be a priority for acquisition to the National Forest.

SOLDIER WASH – SEDONA AREA

10. Cooperative management of this area between the US Forest Service, the City of Sedona and citizens could help mitigate current USFS management difficulties in this “peninsula” of National Forest open space within the City of Sedona. The area is experiencing significant urban pedestrian impacts.

TOWN OF CAMP VERDE – POTENTIAL PARK SITES

11. Two areas have been identified as potential parks sites within the Town of Camp Verde.

BEAVER CREEK RIPARIAN AREA

12. It is critical to preserve National Forest lands in this area to protect and preserve open space between the McGuireville area and the Town of Camp Verde to provide a continuous corridor of National Forest between these communities. It is also important to preserve the riparian habitat adjacent to Montezuma Castle National Monument. Private lands within this area could be acquired to further this goal.

A Note from the planning staff members of the Verde Valley

In 1996, the Planning and Zoning Commissions and staff representatives of the various Verde Valley jurisdictions began meeting on a quarterly basis to share information and discuss topics of regional importance. By mid 1998, this cooperative effort had evolved into a full-fledged, although somewhat informal commitment to pursue a regional plan. Recognizing that there were numerous hurdles and many unknowns relative to resources available to facilitate this monumental task, staff representatives collaborated on the preparation of an interim resolution titled: "Common Bonds and Principles for Regional Cooperation and Coordination in Land Use Planning and Development Decisions". By the end of 1998, four of the five Verde Valley municipalities, Yavapai County and several local property owners associations had all adopted similar versions of the original resolution. Staff later consolidated these resolutions into a common vision statement and goals and objectives. By the end of 2000, a Memorandum of Understanding to pursue a Regional Plan and a general Scope of Work to conduct the planning effort had been signed by both Yavapai and Coconino County and all of the Valley's municipalities. The US Forest Service also drafted a letter in support of the regional planning effort.

The new "Growing Smarter" legislation now requires that the counties and municipalities prepare open space elements for their general plans that are developed in a regional context. In order to meet this requirement, the planning departments of the Verde Valley, with participation from the US Forest Service and Arizona State Land Department, began working on open space issues in September, 2000. A draft document and map was presented to Verde Valley Planning and Zoning Commission representatives and the general public on March 15, 2001. In this meeting it was emphasized that this draft report provided a starting point for further dialogue on open space issues by the public and appointed and elected officials in the update of their general plans. Although this report is only a first step in the preparation of a Verde Valley regional open space plan, this planning effort has thus far resulted in a number of accomplishments. A few of these include:

- Improved and strengthened regional coordination among jurisdictions, including the US Forest Service
- Beginning of a dialogue on open space issues
- Identification of general opportunities and constraints relative to open space
- Mapping of Verde Valley-wide areas that may have special open space significance

- Identification of levels of interest from potential future participants in this process

While this attached Open Space Report prepared by the regional planning staffs will be a valuable resource in the preparation of open space elements for each jurisdiction's general plan, it is not a regional open space plan. It identifies issues and raises more questions than answers. A comprehensive open space plan for the Verde Valley will require broad-based community support and direction through an organizational structure that is agreed upon by all the jurisdictions. This organizational plan should include an advisory body, neutral facilitation, ongoing contact with key stakeholders and the financial and technical resources to ensure that this regional effort is successful. It is our sincere hope that Yavapai County and other policy makers of the Verde Valley will continue to move this planning process forward by taking these important next steps.

The following is a list of specific regional public input opportunities provided thus far in the regional planning effort:

Public Meetings

May 14, 1998 -	Coconino County/Flagstaff regional planning experience
July 16, 1998 -	Verde Valley Regional Plan – scope of process/issues
September 17, 1998 -	Regional Resolutions
November 18, 1998 -	Regional Resolutions
January 21, 1999 -	Resource documents and plans
March 18, 1999 -	Existing and future land use and traffic circulation
December 2, 1999 -	Open space planning, vision and Memorandum of Understanding
March 15, 2001 -	Draft open space planning concepts and ideas
May 11, 2001 -	Steve Frisch presentation (Sierra Business Council)

Verde Valley Forum - June 10 – 13, 1999 (including over 100 participants from several geographic areas of the Verde Valley)

Staff Meetings (Planning staff members from Yavapai County and Verde Valley municipalities)

May 5, 1998 -	Regional planning ideas
June 9, 1998 -	Verde Valley Forum/Regional Resolution
August 7, 1998 -	Regional Resolution and Growing Smarter legislation
February 23, 1999 -	Verde Valley Forum, existing land use, circulation
September 30, 1999 -	Growing Smarter, public input, regional and open space planning scopes
October 26, 1999 -	Scope of work – regional plan
December 15, 1999 -	Common goals, Memorandum of Understanding, growth scenarios
January 12, 2000 -	Common vision, goals, objectives/MOU/growth scenarios/buildout
June 14, 2000 -	<i>Buildout conditions, Growing Smarter Plus, potential USFS land trades</i>
July 18, 2000 -	<i>Flagstaff experience with regional planning</i>

August 22, 2000 - Buildout scenarios
September 13, 2000 - Buildout scenarios, open space planning
October 11, 2000 - Open space planning
November 8, 2000 - Open space planning
December 7, 2000 - Open space planning
January 16, 2001 - Open space planning
January 18, 2001 - Growth modeling (Prescott College/NASA)
February 14, 2001 - Growth modeling/Verde Valley Forum, 2002
March 1, 2001 - Open space planning
April 13, 2001 - Placer Legacy

19.5 RESOLUTION OF SHUTTLE TRANSIT

**Joint Resolution in Support of Transit
For the Greater Sedona Area**

99 JUN 15 AM 9 50

Given significantly increasing traffic levels, quality of life and resource impacts, safety concern, and the inability to completely solve these issues through roadway capacity improvements only, the City of Sedona, the United States Forest Service, and Coconino and Yavapai Counties support the concept of a public transit system to serve the Greater Sedona Area. This system would also provide expanded service for those young, old, and disabled who may be currently limited in their transportation opportunities. The primary goals of implementing such a system would be to reduce congestion and its associated pollution, and provide a better method for managing human impacts to our natural surroundings, while improving the quality of the visitor experience and local lifestyles.

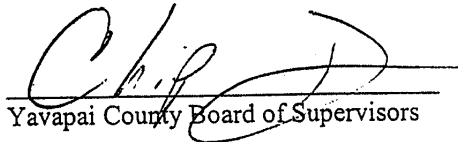
Existing research sponsored by the United States Forest Service and the Action Coalition for Transportation Solutions / Community Transportation Association of America shows potential for the successful implementation of such a system that would be economically sustainable without significant ongoing subsidies. In order to achieve this, the research indicates that:

- Planning the system will require joint sponsorship and commitment by the City of Sedona, the USFS, Coconino and Yavapai Counties, and ADOT.
- The system should be operated by a private concessionaire who would bid on a management contract awarded by a consortium of the above local entities.
- Beyond an initial public investment in planning and some infrastructure, the system would pay for itself (operations and vehicle costs would be covered by a combination of fares, parking and/or entrance/use fees).
- The system must have frequent, convenient, and reliable service (15 minute basic schedule minimum, requiring 24 mid-sized buses for start-up).
- Parking policies must change as the key incentive for shifting vehicle use patterns (in the City, on State Highways, at key attractions, and on USFS land).

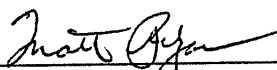
In order to further test and refine these assumptions, the City of Sedona, the United States Forest Service, and Coconino and Yavapai Counties agree to work together towards exploration of a public/private partnership to design such a public transit system and determine the economic, planning and jurisdictional responsibilities that would be required for successful implementation. It is recognized that ADOT will also need to be a partner in the ultimate realization of this concept, and that this consortium of local entities will seek their support once consensus is achieved on a strong direction and design concept. We, the undersigned, hereby form a working relationship to carry this Public Transit concept forward towards ultimate implementation.



Alan Everett, Mayor
City of Sedona



Yavapai County Board of Supervisors



Coconino County Board of Supervisors



Sedona Ranger District, Coconino National Forest

19.6 HOUSING STUDY (JUNE 2002)

Coming Soon